

9.0 BLOCK AND STREET STANDARDS

9.1. BLOCK AND STREET STANDARDS

A. Purpose. This Section provides design standards to ensure that proposed development is consistent with the City's goals for an interconnected and walkable network of blocks and streets that supports the intended physical character, land use activity and quality.

B. Applicability. As identified in the following standards, all blocks and streets within the Downtown Code boundaries shall be designed in compliance with the applicable requirements in Section 9.2.

Except for sites in the SD G1, SD G2, and SD A zoning districts, sites within the Downtown Code boundaries of at least 4 acres or with at least 700 feet of frontage on any side shall comply with Section 9.1C.

C. Blocks and Streets Required. Each application that involves at least 4 acres or at least 700 feet of frontage on any side shall be required to divide the site to generate a new block(s) by applying the allowed street types identified for the applicable zoning district in Table 9A. New or modified blocks and streets shall be designed and constructed in compliance with the applicable requirements of Table 9F.

D. Allowed Street Types by Zoning District. Each proposed street or existing street to be modified shall be designed as one of the street types allowed for the zoning district applicable to the site as identified in Table 9A.

E. Design Objectives. Each new or modified block and street shall be designed to comply with the following:

- 1. Interconnect with adjacent blocks and streets to form/maintain a network;
- 2. Support the intended physical context as identified in the DNCP or FCSP as applicable;
- 3. Generate pedestrian-oriented block lengths;
- 4. For sites of at least 10 acres, generate blocks that are in conformance with the requirements for allocation of new zoning districts as required by Section 10.2A.2;
- 5. Generate individual lots for individual buildings in compliance with Section 5.0.

9.2 GENERAL REQUIREMENTS

The following requirements apply to all new or modified blocks and streets subject to the Downtown Code. Standards identified in Tables 9A and 9F supplement or supersede those identified in this section.

A. Block Standards.

All blocks shall be designed per the applicable requirements identified in Table 9F to ensure that new and modified blocks and streets result in walkable, interconnected streetscapes aligned by appropriately scaled buildings as follows:

- 1. New or modified blocks shall front a street (public or private).
- 2. New or modified blocks may be designed in a variety of shapes in compliance with the requirements of Table 9F.
- 3. Sites of at least 4 acres in size or existing sites with at least 700 feet of frontage on any side shall be divided further to generate new blocks as required by Table 9F. Sites in the SD G1, SD G2 and SD A zoning districts are exempt from this requirement.
- 4. Modified blocks may realign the adjacent right-of-way(s) subject to complying with the applicable requirements of Table 9F.
- 5. Blocks with existing alley access shall maintain such access. Existing alleys may be realigned subject to complying with the applicable requirements of Table 9F.
- 6. New or modified blocks shall be subdivided to generate individual lots for buildings or open space as required by the applicable zoning district(s) and overlay(s) and in compliance with Section 5.0 'Building Standards'.

B. Street / Alley Standards.

- 1. The street network shall be designed to define blocks not exceeding the applicable size identified in Table 9F.
- 2. All streets shall terminate at other streets, forming a network.
- 3. Streets shall generally consist of vehicular lanes and public frontages such as landscaped parkways and sidewalks, as appropriate to the zoning district.
- 4. Streets shall be designed in context with the intended physical character of the zoning district(s) through which they pass.
- 5. Streets that pass from one zoning district to another shall be adjusted accordingly to implement the intended physical character of the applicable zoning district(s).
- 6. New or modified streets shall comply with the applicable requirements identified in Table 9A.
- 7. On-street parking shall be allowed along all streets as identified in Table 9A.
- 8. Within rural-oriented (NE) zoning districts and within special districts, pedestrian comfort shall be a secondary consideration of the street design. Design priority between vehicular and pedestrian generally shall be decided in favor of the vehicle. Within the more urban zoning districts (CBD 1 through NGR) pedestrian comfort shall be a primary consideration of the street design. Design priority between vehicular and pedestrian movement generally shall be decided in favor of the pedestrian.
- 9. Within the Downtown Core as identified on Figure 9.1, this Code distinguishes between an 'A' grid and a 'B' grid to identify which streets, due to their location, may be allowed to have less frontage requirements. See A.3 'Frontage' of the applicable zoning district development standards for requirements.

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ALLOWED STREET TYPES																TABLE 9A
Type	Zoning District															
	CBD 1	CBD 2	CC	CT	CA/ SS/ SVN	TC	NC	CG	NG	NGP	NGR	NE	SDG1	SDG2	SDA	SD H
Major Streets																
A1. 100' Major Blvd	See Table 9A1	See Table 9A1	See Table 9A1	See Table 9A1	X	See Table 9A1	X	See Table 9A1								See Table 9A1
A2. 100' Major Blvd w/ Bike Lanes	X	See Table 9A2	X	X	See Table 9A2	X	X	X	X	X	X	X	X	X	X	X
B1. 80' Blvd	X	See Table 9B1	See Table 9B1	X	X	X	X	X	X	X	X	X	X	X	X	X
B2. 80' Blvd w/ Bike lanes	X	X	X	X	X	See Table 9B2	X	See Table 9B2	X	X	X	X	X	X	X	X
Minor Streets with Bike Lanes																
C1. Low Volume	See Table 9C1	See Table 9C1	See Table 9C1	See Table 9C1	See Table 9C1	X	X	See Table 9C1	See Table 9C1	X	X	X	See Table 9C1	See Table 9C1	See Table 9C1	X
C2. High Volume	See Table 9C2	See Table 9C2	See Table 9C2	See Table 9C2	See Table 9C2	X	X	X	X	X	X	X	X	X	X	X
C3. High Volume 1-way	See Table 9C3	See Table 9C3	X	X	See Table 9C3	X	X	See Table 9C3 [a]	See Table 9C3 [a]	X	X	X	X	X	X	X
C4. Low Pedes-trian Priority	See Table 9C4	See Table 9C4	X	X	See Table 9C4	X	X	See Table 9C4 [a]	See Table 9C4	X	X	X	See Table 9C4	See Table 9C4	See Table 9C4	X
Minor Streets without Bike Lanes																
D1. Low Volume Resi-dential	X	X	X	X	See Table 9D1	See Table 9D1	X	See Table 9D1 [a]	See Table 9D1	See Table 9D1	X	X	X	X	X	X
D2. Low Volume Com-mercial	See Table 9D2	See Table 9D2	X	See Table 9D2	See Table 9D2	X	X	See Table 9D2 [a]	See Table 9D2 [a]	X	X	X	X	X	X	See Table 9D2
D3. High Volume	See Table 9D3	See Table 9D3	X	See Table 9D3	See Table 9D3	X	X	See Table 9D3 [a]	See Table 9D3 [a]	X	X	X	X	X	X	See Table 9D3
E1. New Res'l Street 1	X	X	X	X	X	X	X	X	See Table 9E1	X	See Table 9E1	See Table 9E1	X	X	X	X
E2. New Res'l Street 2	X	X	X	X	X	X	X	X	See Table 9E2	X	See Table 9E2	See Table 9E2	X	X	X	X
E3. New Res'l Street 3	X	X	X	X	X	X	X	X	See Table 9E3	X	See Table 9E3	See Table 9E3	X	X	X	X
KEY TO TABLE 9																
X Street Type not allowed in Zoning District																
See Table 9C2 Street Type allowed in Zoning District. See reference for requirements.																
a Street Type is allowed in limited area of Zoning District. See referenced Figure for limitations.																

10. Thoroughfares along a designated B-Grid may be exempted from one or more of the requirements of Section 6.0 'Frontage Standards'.

11.After the initial subdivision of a site into blocks and streets, it may become necessary to adjust alley or other right-of-way access. In this case, the following shall apply:

Existing or approved rights-of-way may be realigned subject to the approval of the Director such that the resulting block and private property meet the requirements of Table 9F and the applicable build-ing type requirements in Section 5.0

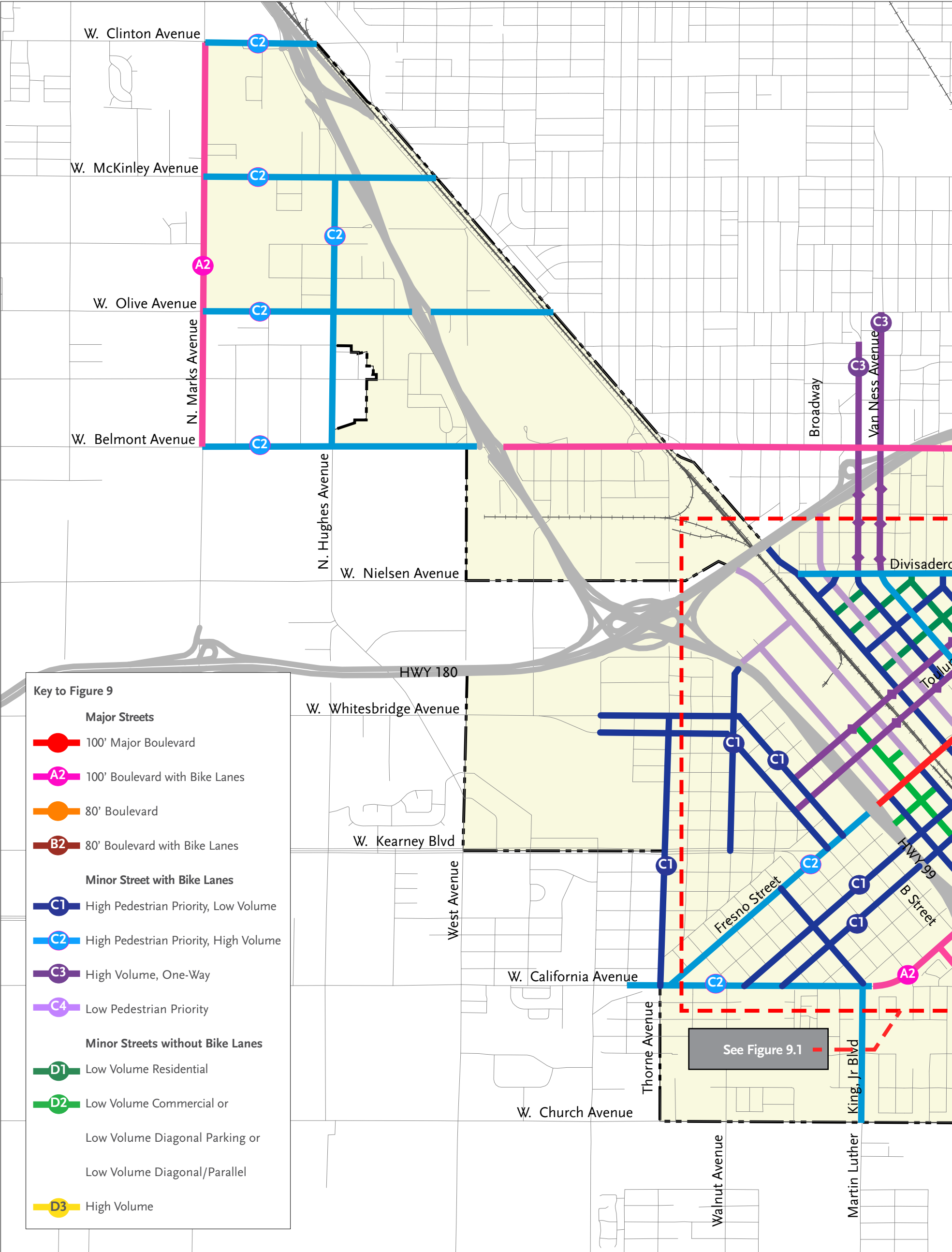
Existing or approved alley-access may be modified subject to the approval of the Director through realignment, shift, or deflection, provided that the realigned alley results in a minimum 100 feet of net developable lot depth on both sides of the realigned alley and complies with Table 9F.

9.3 REQUIRED FINDINGS

Each application involving Section 9.0 shall require consistency with the following findings in order to be approved:

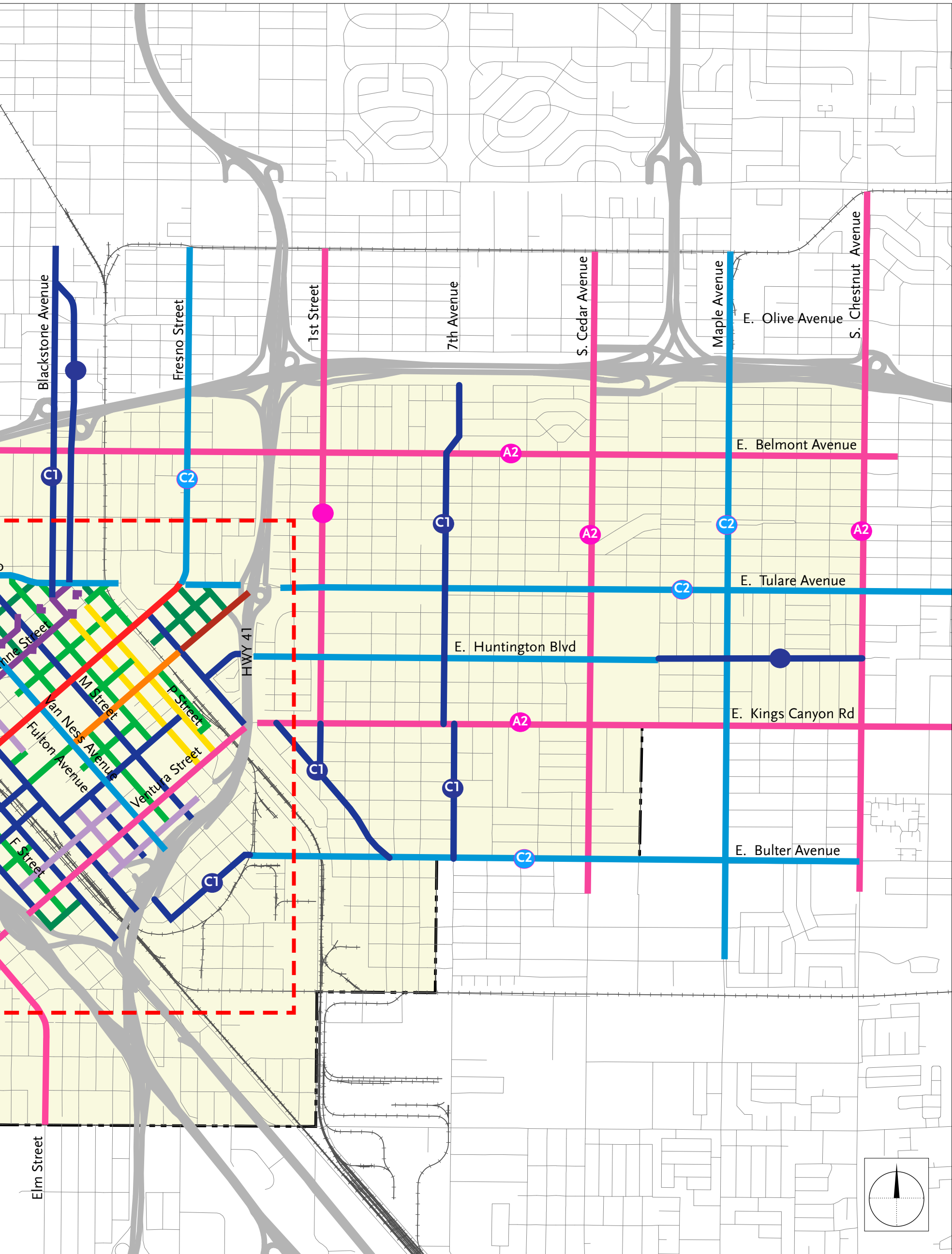
1. The application is in conformance with Table 9A and the applicable requirements for the zoning district(s) identified in Figure 2.
2. The application is in conformance with Table 9F and the applicable requirements for the zoning district(s) identified in Figure 2.
3. The application is in conformance with the intent of the zoning dis-trict in which the property is located;
4. The proposed design does not disrupt or detract from the general intended pattern for the immediately adjacent blocks.

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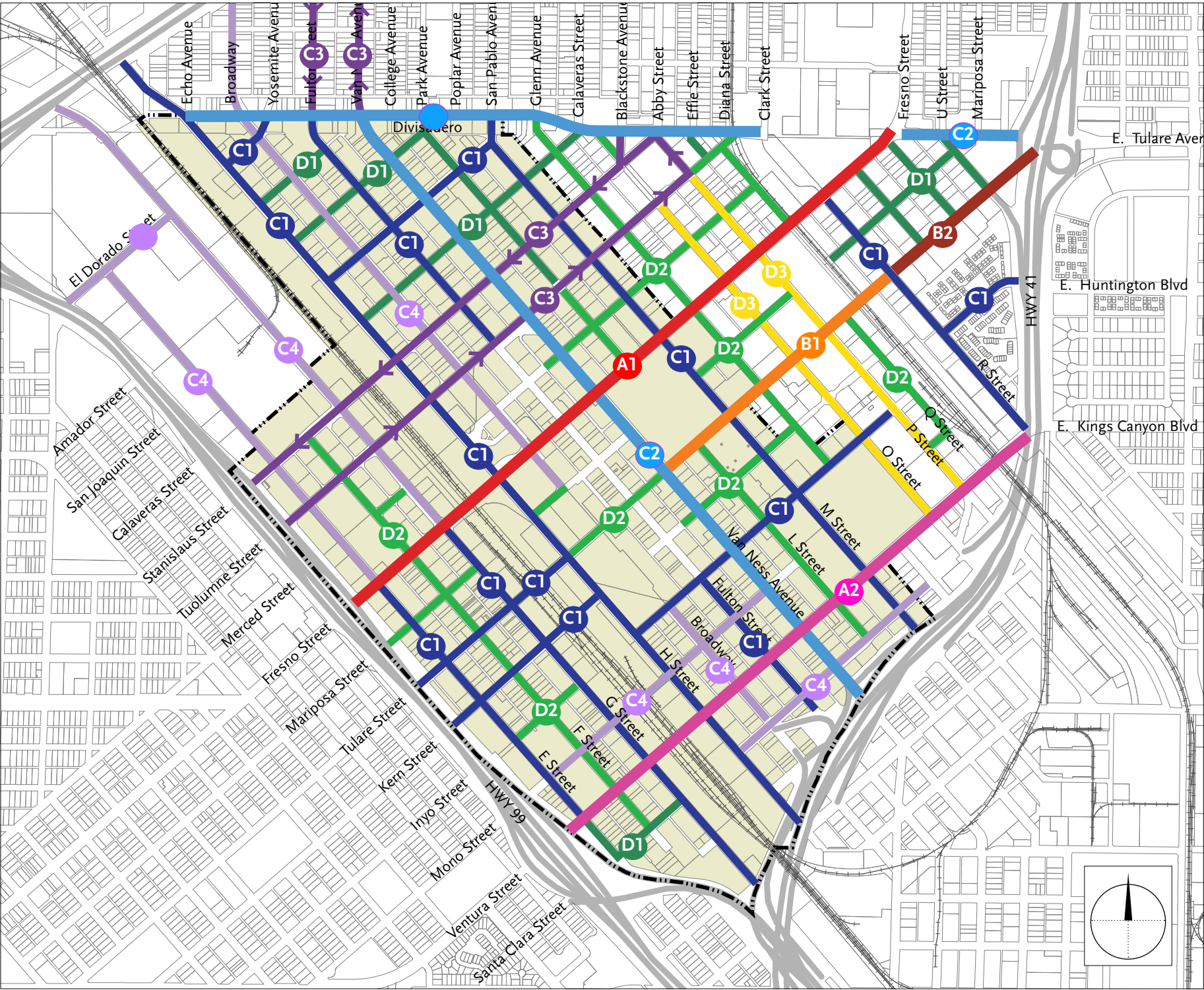
9.0 BLOCK AND STREET STANDARDS

STREET NETWORK REGULATING PLAN: **FIGURE 9**














9.0 BLOCK AND STREET STANDARDS

FIGURE 9.1: DOWNTOWN STREET NETWORK REGULATING PLAN



Key to Figure 9.1

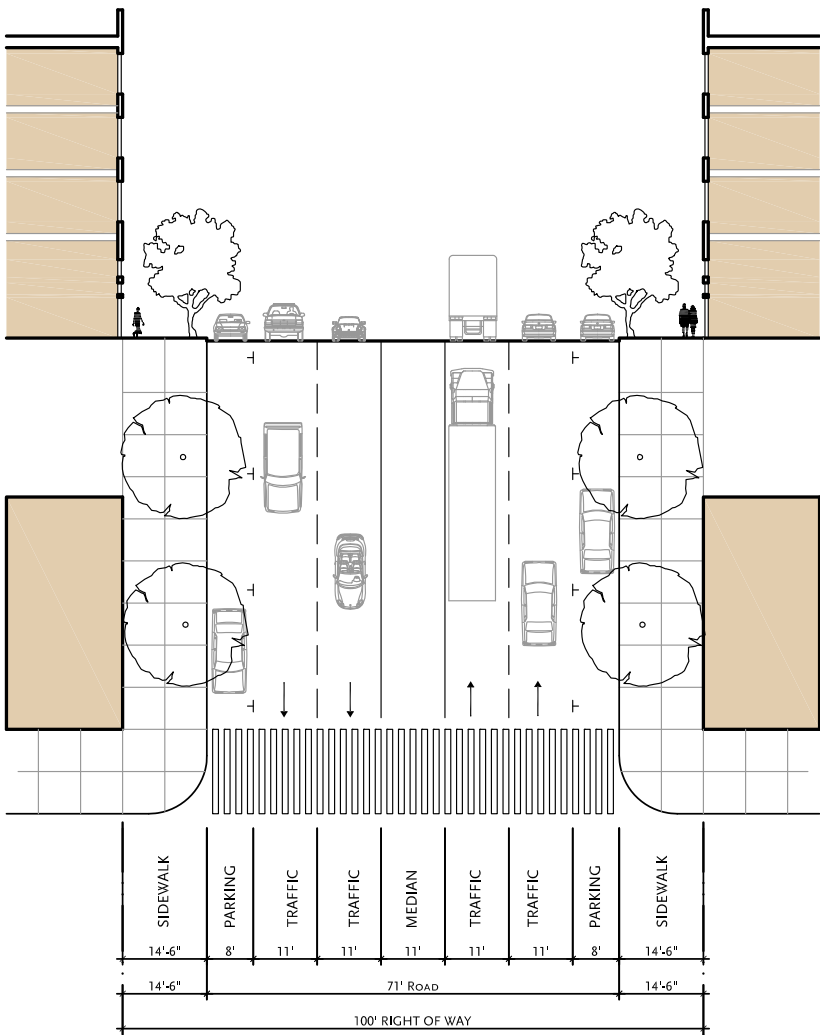
Major Streets		G
	100' Major Boulevard	A
	100' Boulevard with Bike Lanes	A
	80' Boulevard	A
	80' Boulevard with Bike Lanes	A
Minor Street with Bike Lanes		
	High Pedestrian Priority, Low Volume	A
	High Pedestrian Priority, High Volume	A
	High Volume, One-Way	B
	Low Pedestrian Priority	B
Minor Streets without Bike Lanes		
	Low Volume Residential	A
	Low Volume Commercial or	A
	Low Volume Diagonal Parking or	A
	Low Volume Diagonal/Parallel	A
	High Volume	B

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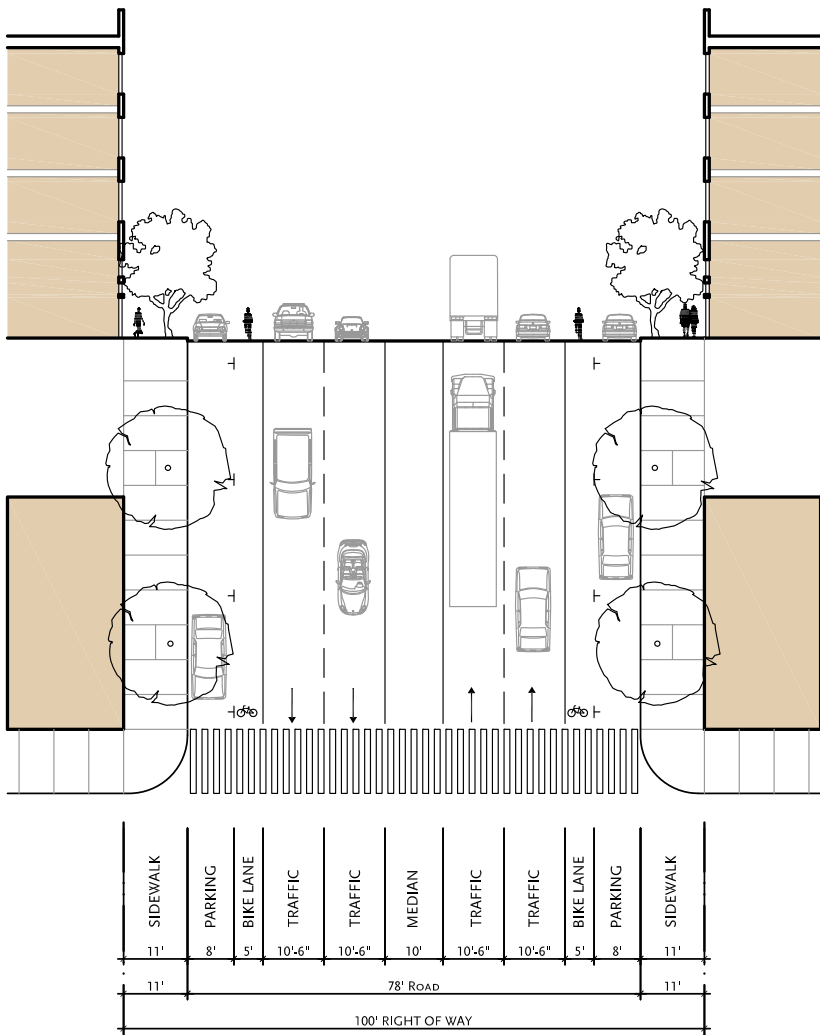
MAJOR STREETS

TABLE 9A.2

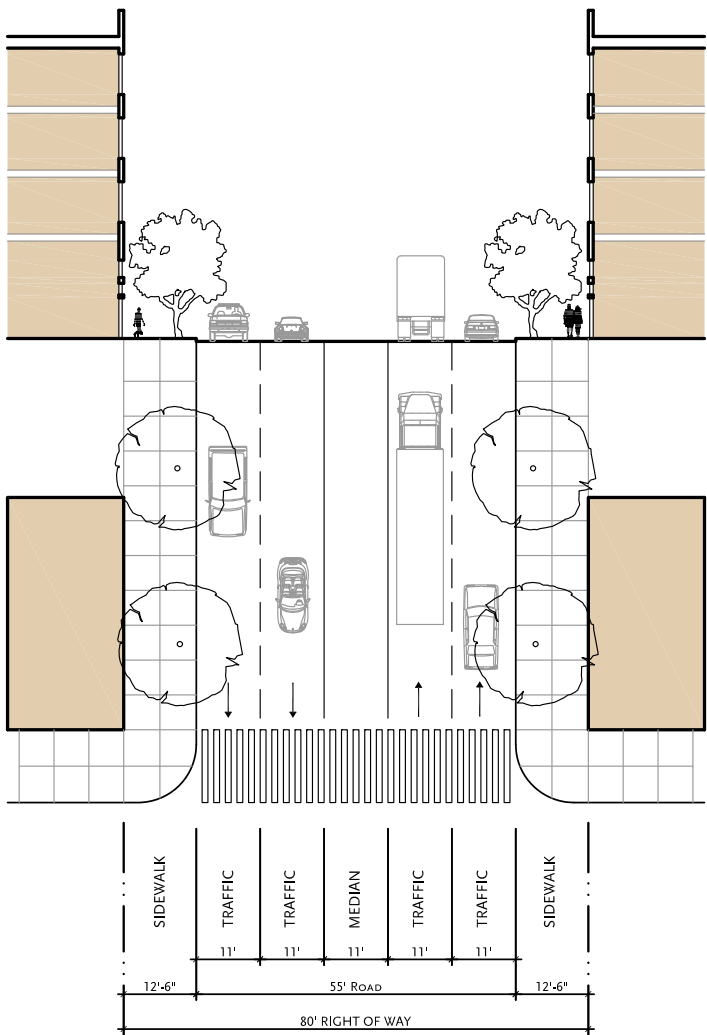
A1 100' Major Boulevard



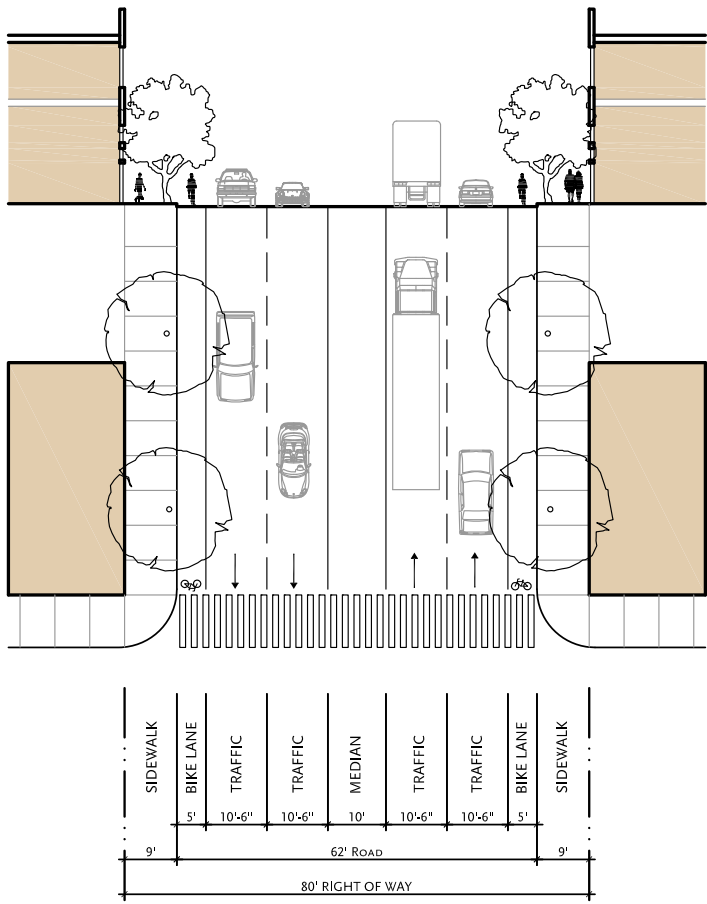
A2 100' Boulevard with Bike Lanes



B1 80' Major Boulevard



B2 80' Boulevard with Bike Lanes



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MINOR STREETS WITH BIKE LANES

TABLE 9C.1

C1 High Pedestrian Priority, Low Volume

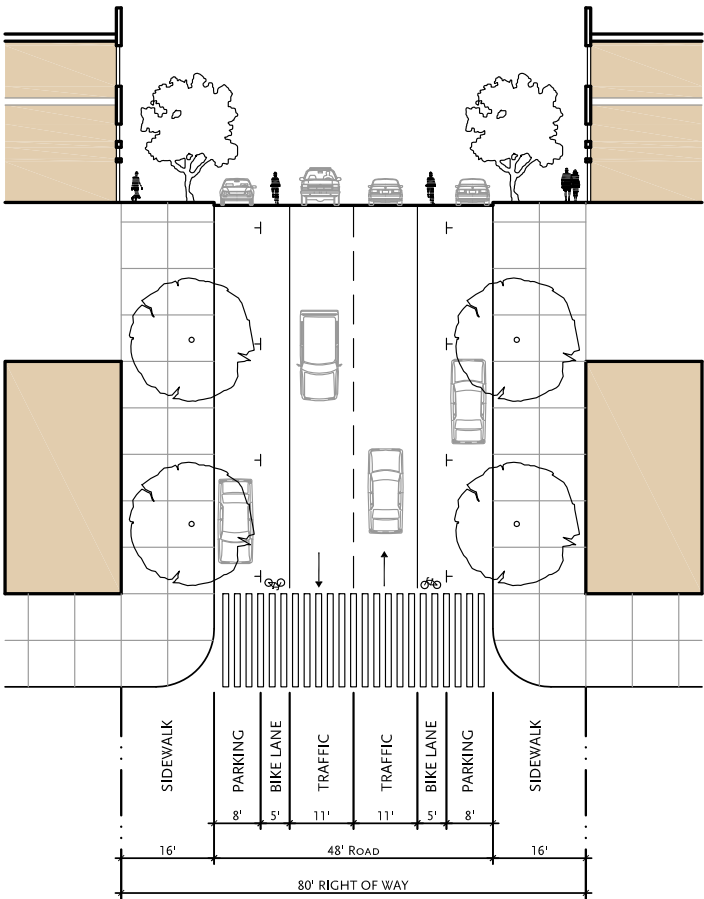


TABLE 9C.2

C2 High Pedestrian Priority, High Volume

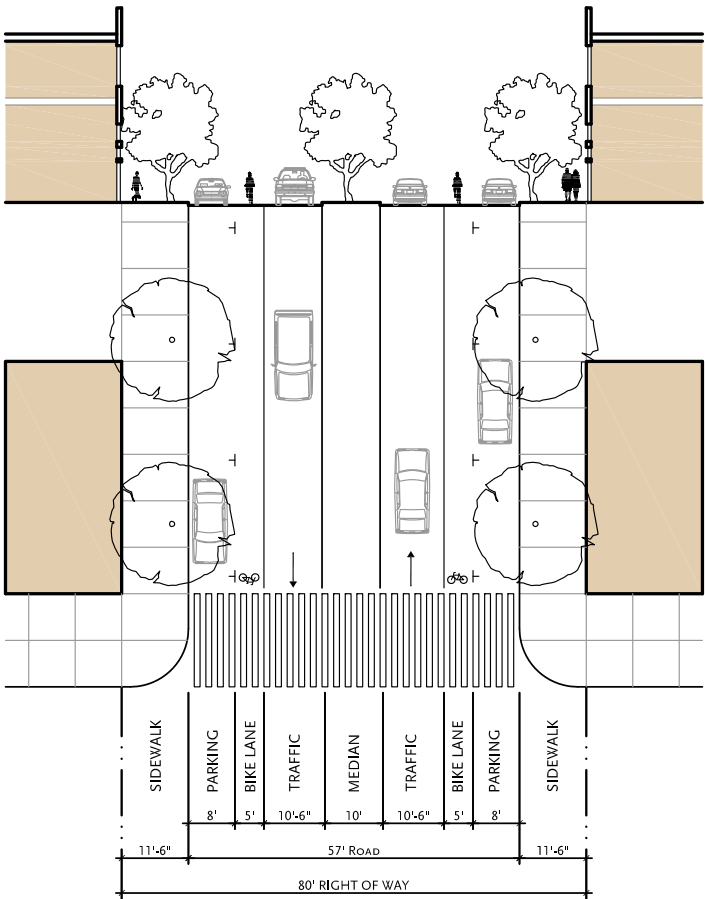


TABLE 9C.3

C3 High Volume, One-Way

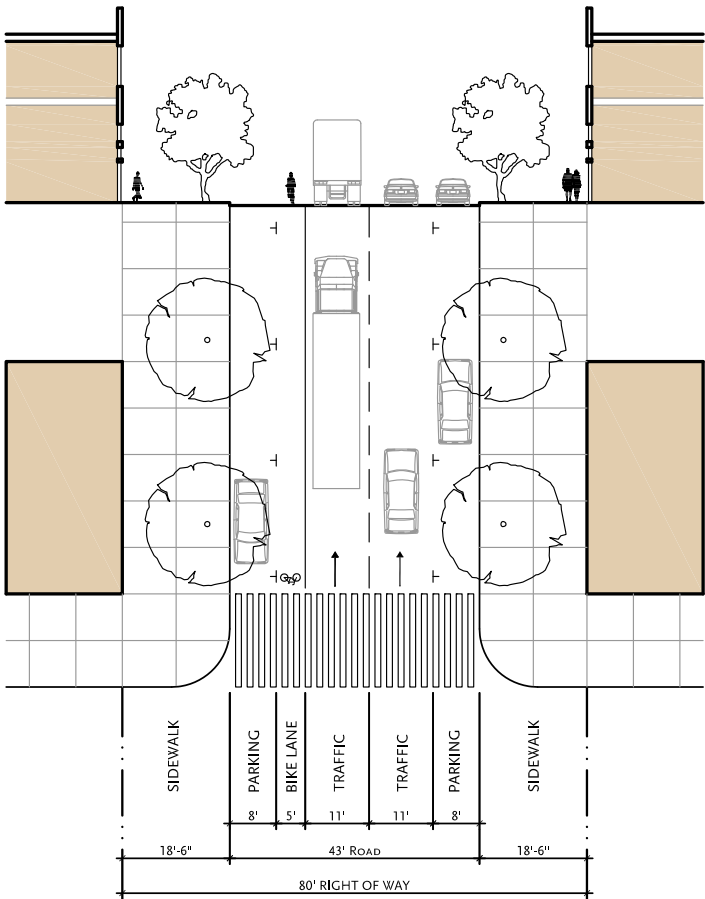
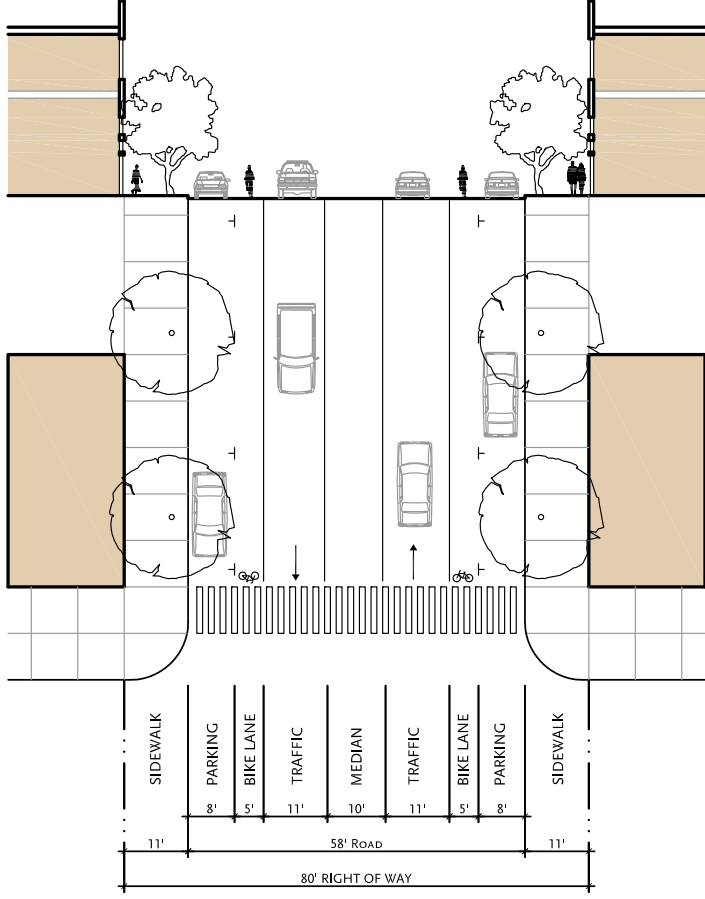


TABLE 9C.4

C4 Low Pedestrian Priority



9.0 BLOCK AND STREET STANDARDS

MINOR STREETS WITHOUT BIKE LANES

TABLE 9D.1

D1 Low Volume Residential

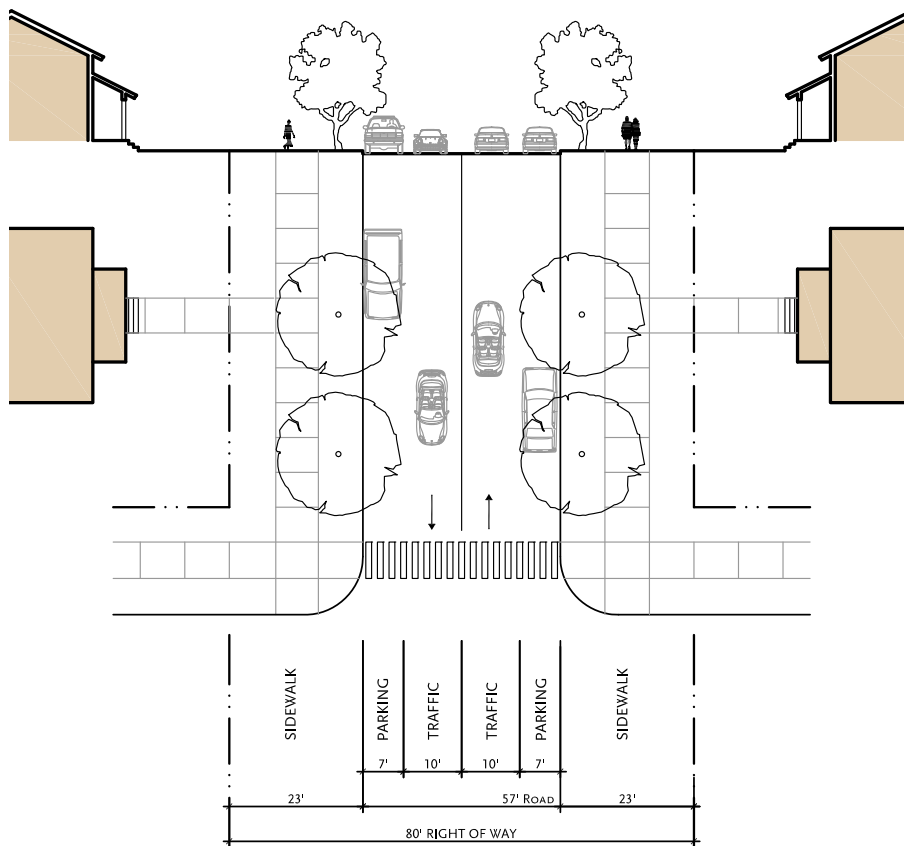


TABLE 9D.2

D2 Low Volume Commercial

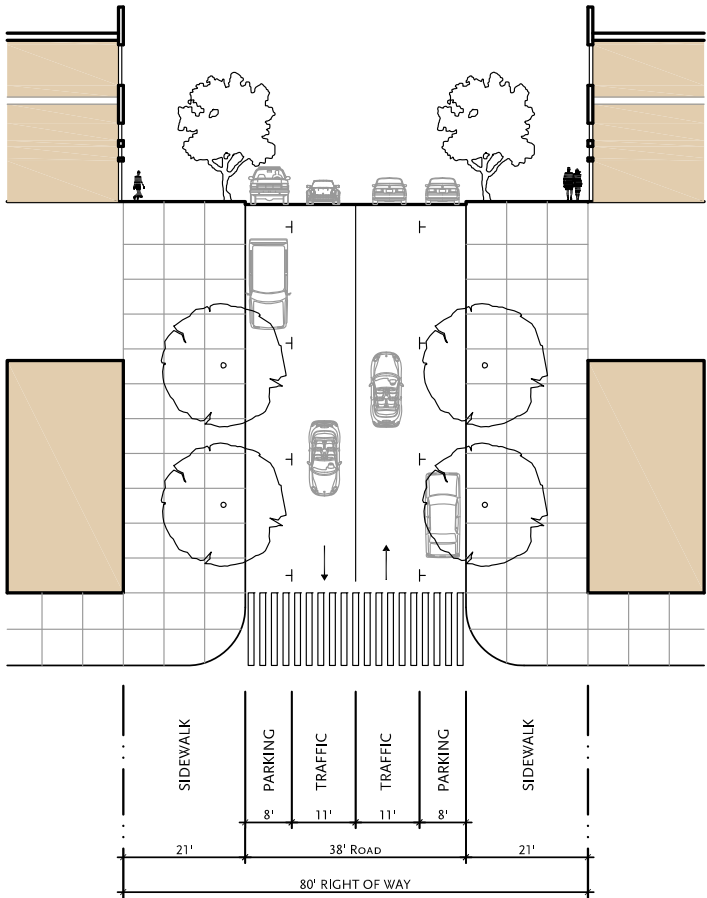


TABLE 9D.2

D2 Low Volume Diagonal Parking

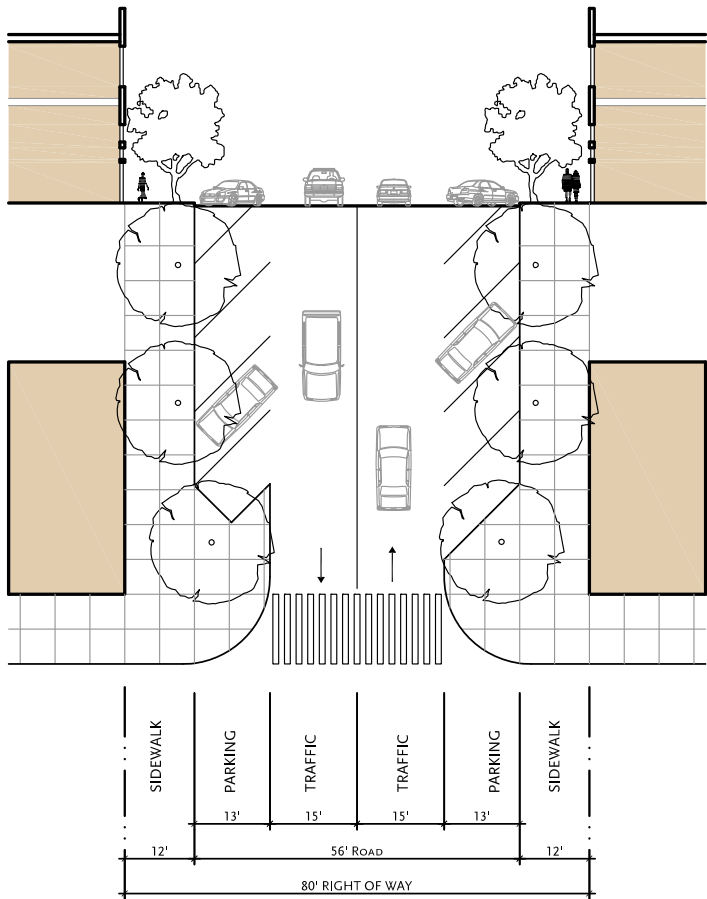
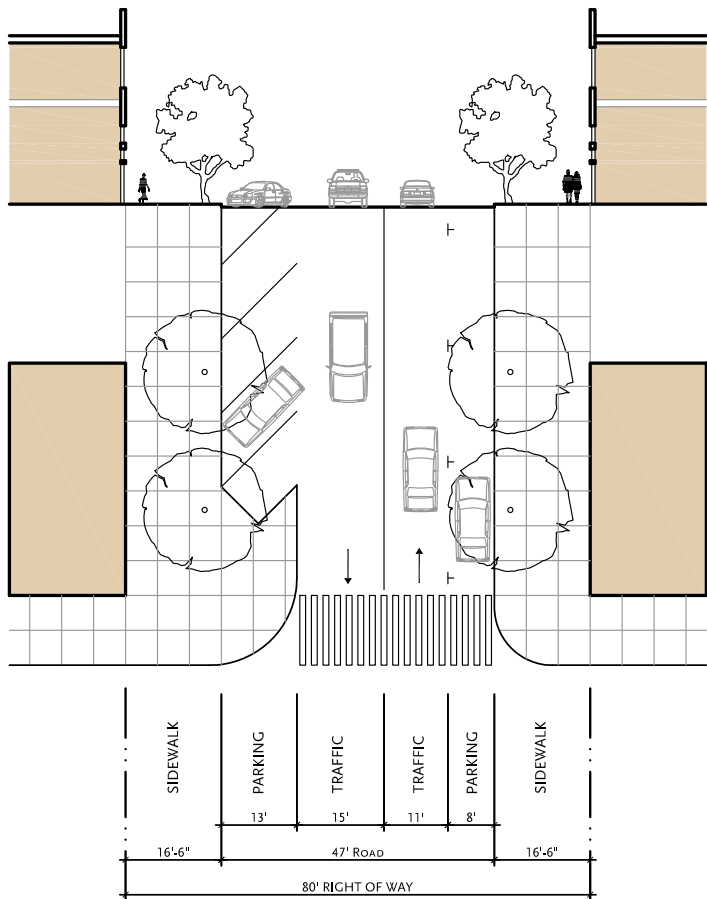


TABLE 9D.2

D2 Low Volume Diagonal/Parallel

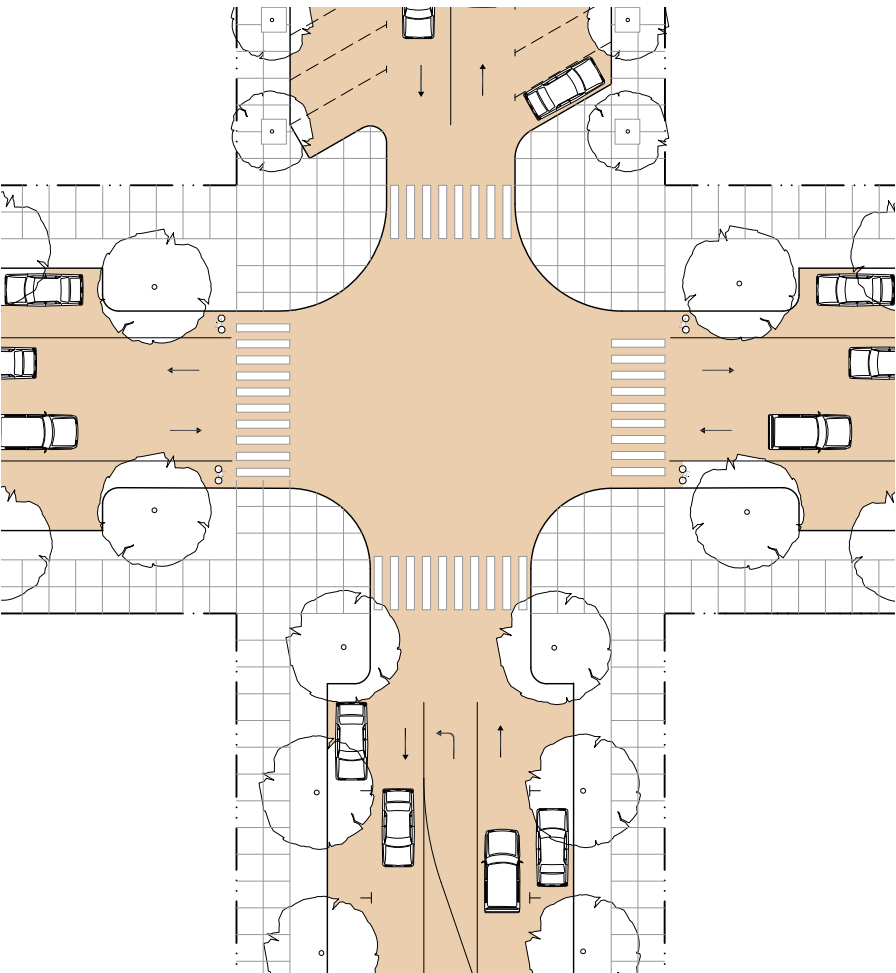
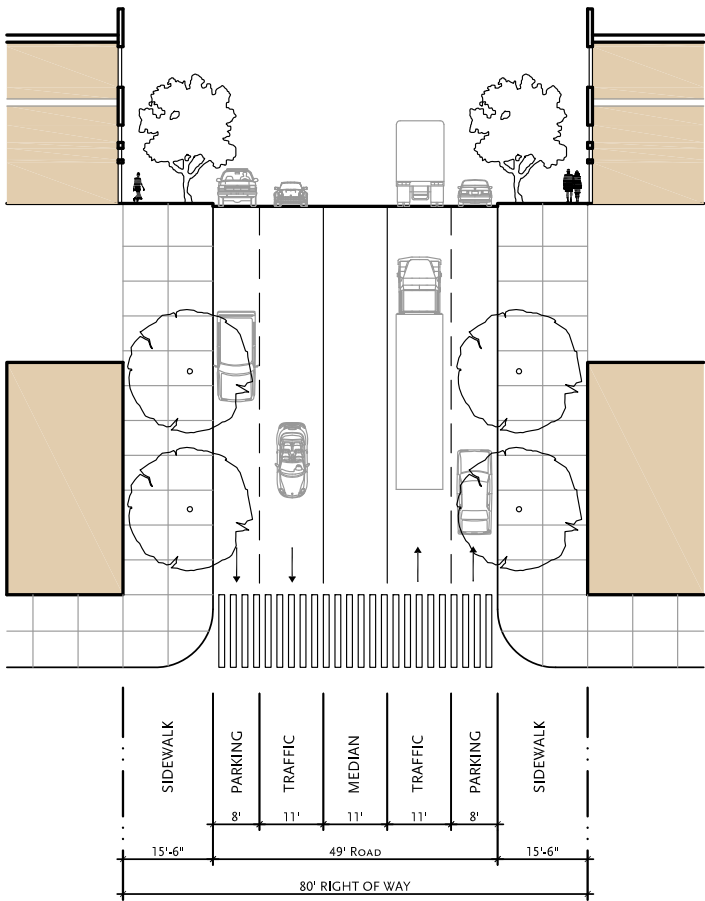


9.0 BLOCK AND STREET STANDARDS

MINOR STREETS WITHOUT BIKE LANES

TABLE 9D.3

D3 High Volume



9.0 BLOCK AND STREET STANDARDS

MINOR STREETS WITHOUT BIKE LANES

TABLE 9E.1

E1 New Residential Street - Free Flow

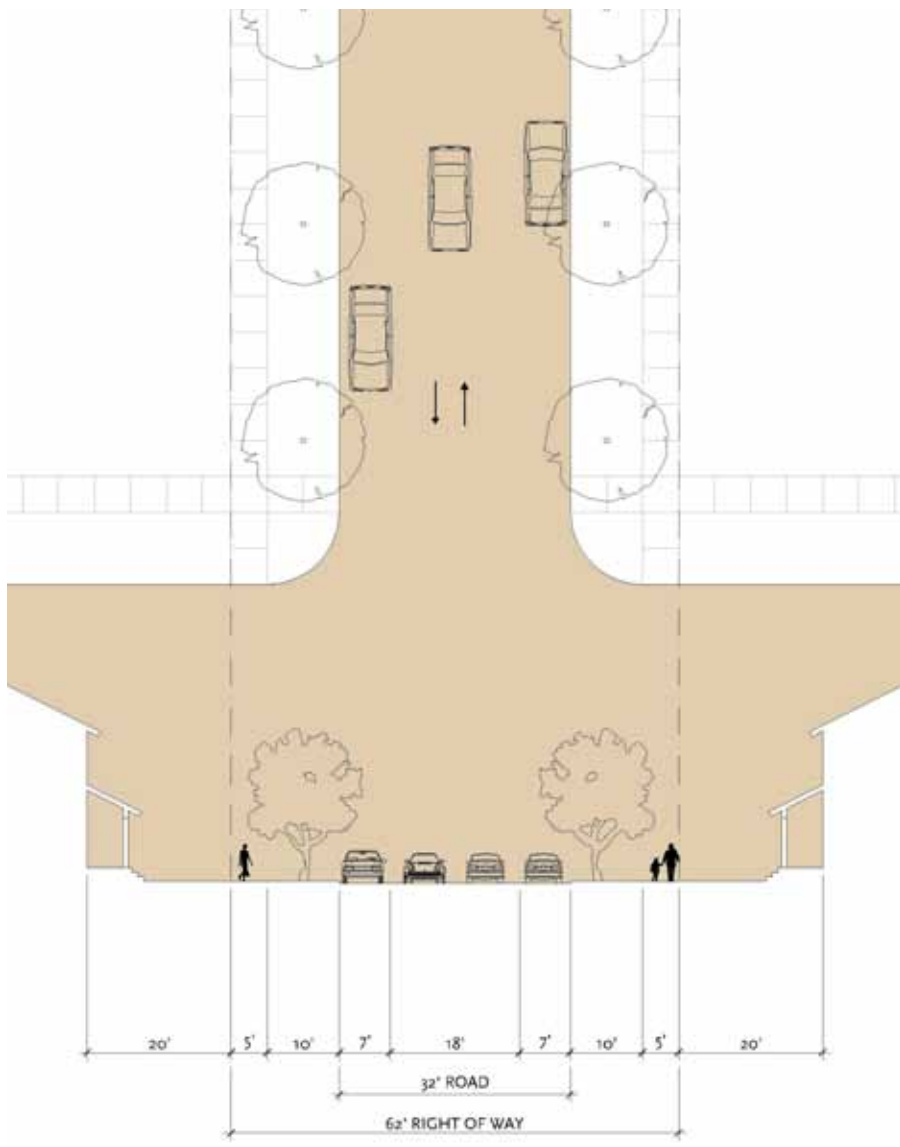


TABLE 9E.2

E2 New Residential Street - Slow Flow

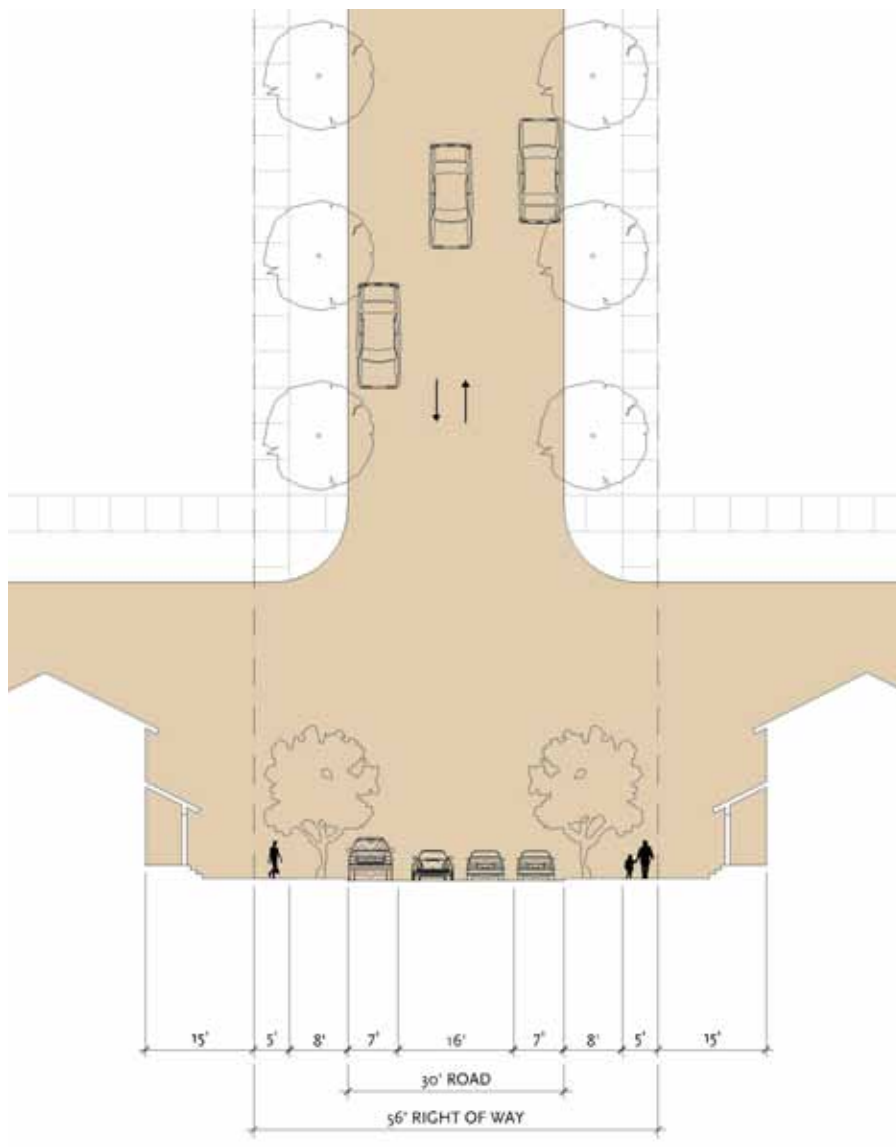
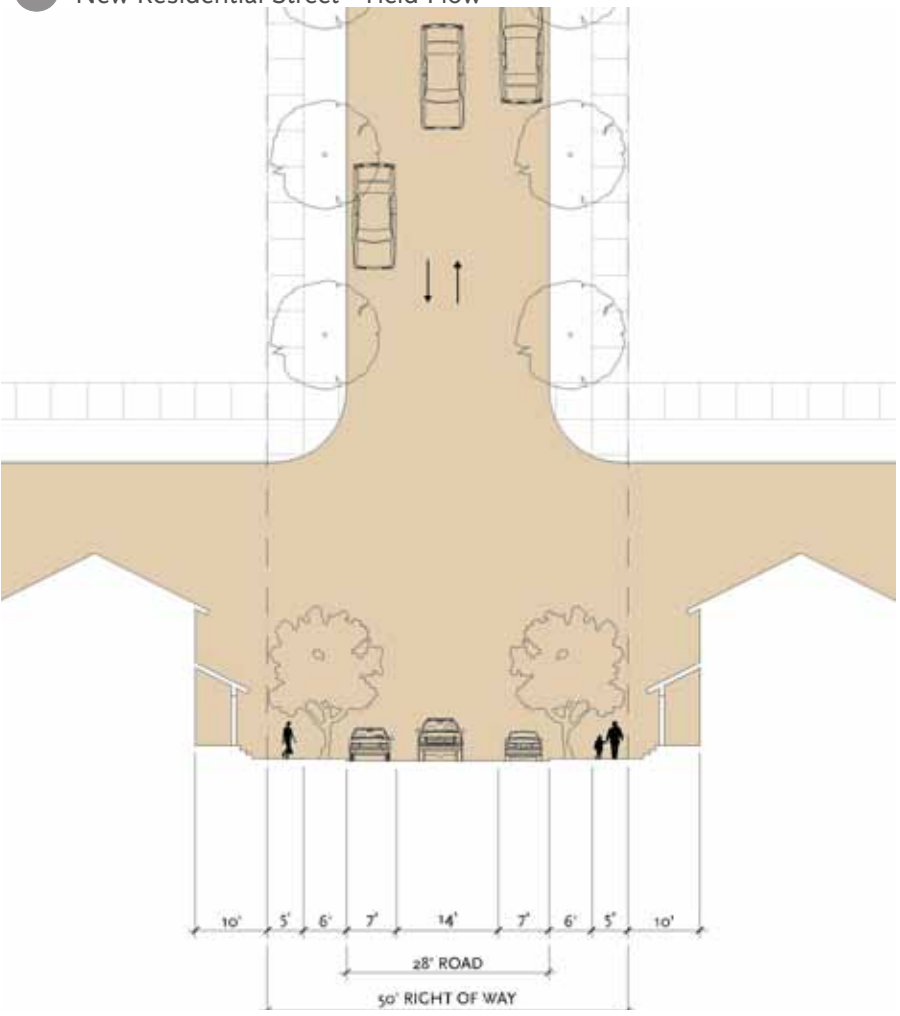


TABLE 9E.3

E3 New Residential Street - Yield Flow



9.0 BLOCK AND STREET STANDARDS

ILLUSTRATIVE SEQUENCE OF APPLYING BLOCK STANDARDS TO A SITE TO GENERATE NEW BLOCK(S)

Step 1: Existing Site

Sites that are 4 acres or larger in size or existing blocks with at least 700 feet of frontage on any side, except in the SD G1, SD G2, and the SD A zoning districts, shall be subdivided further to create additional blocks per the requirements of Table 9F.

As the site is subdivided to generate additional blocks, the zoning district boundaries may need to be adjusted, as allowed by Section 1.3C.1, to exclude rights-of-way and to correspond to the intended block(s). The example in Diagram 9F.1 shows one zoning district applying to the site to be subdivided. Refer to Figure 2 for applicable zoning district(s).

Step 2: Introduce Streets

Sites being subdivided into additional blocks shall introduce streets as allowed in the applicable zoning district(s) per Table 9A and comply with the applicable block-size requirements of Table 9F. Adjustments to the street network are allowed as identified in Table 9F.

Step 3: Introduce Alleys

Access to new blocks and their individual lots is allowed primarily by alley or, side street, with a certain portion of lots allowed to access the lot via the primary street. Table 9F identifies the required ratio of alley-access lots for each new block per zoning district. The intent of limiting access to the rear or side of lots is to maintain the continuity of the streetscape without interruptions such as driveway access. Therefore, unless the lot(s) takes access via a side street or if front access is allowed in the zone, the introduction of rear service alleys is required.

Step 4: Adjust Zoning District Boundaries

Upon applying urban design to the site to generate the block(s) for the proposed development in compliance with Table 9F, it may become desirable or necessary to adjust the existing zoning district boundaries. In such a case, the adjusted zoning district(s) or new zoning district(s) are to be applied to the new blocks, as allowed in Section 1.3C.1.

The example in Diagram 9F.1 shows an additional zoning district being applied to the reconfigured site: an existing zoning district prior to subdividing the site and a second zoning district to allow for a different range of intensity and physical character in response to the new block and street configuration.

Step 5: Introduce Lots

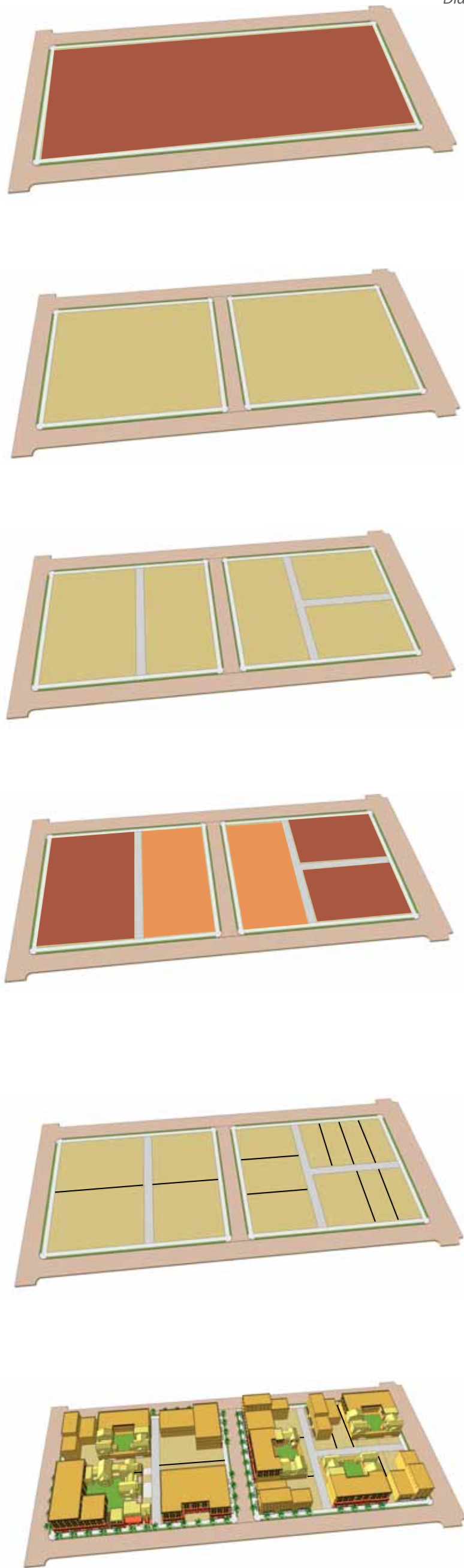
Lots are introduced on each block to correspond with the selected building type(s) allowed by each zoning district, and their particular requirements in Table 5.

These lots are for the purpose of design and reflect the minimum to maximum area needed to effectively design corresponding building types that comply with the intended physical character of the zoning district. The permanence of the lot lines is not required by these standards.

Step 6: Introduce Projects

Each lot is to receive no more than one main building. Accessory buildings are allowed as identified in the applicable zoning district. The main building is then designed per the requirements of Table 5 for the applicable zoning district along with the allowed frontages and arranged to suit the particular organization of buildings desired for the block.

Diagram 9F.1



9.0 BLOCK AND STREET STANDARDS

Standard	Zoning District															
	CBD 1	CBD 2	CC	CT	CA/ SS/ SVN	TC	NC	CG	NG	NGP	NGR	NE	SDG1	SDG2	SDA	SD H
A. Block Length (feet along primary street)	200-500	200-500	200-500	200-500	200-500	200-400	200-300	200-500	200-500	200-500	200-400	300-600	750 max	1000 max	n.a.	same as TC
B. Block Depth (feet along secondary street)	200-500	200-500	200-500	200-500	200-500	200-400	200-300	200-300	220-300	220-300	220-300	220-500	750 max	1000 max	n.a.	same as TC
C. Lot Standard	Per Requirements of applicable building type in Section 5.0												no reqmt	no reqmt	no reqmt	same as TC
D. Street Realignment	allowed subject to minimum resulting block depth in compliance with applicable Block Depth standard															
E. Alley Access	Existing alley access to remain												n.a.	n.a.	n.a.	same as TC
F. Alley Realignment	allowed subject to minimum resulting block depth in compliance with applicable Block Depth standard															
G. Ratio of New Alleys	100	100	100	100	100	75	100	25	75 L	??	75 L	50 M	n.a.	n.a.	n.a.	75
H. New Alley	allowed subject to minimum resulting block depth in compliance with applicable Block Depth standard															

KEY TO TABLE 9F

- 200-500

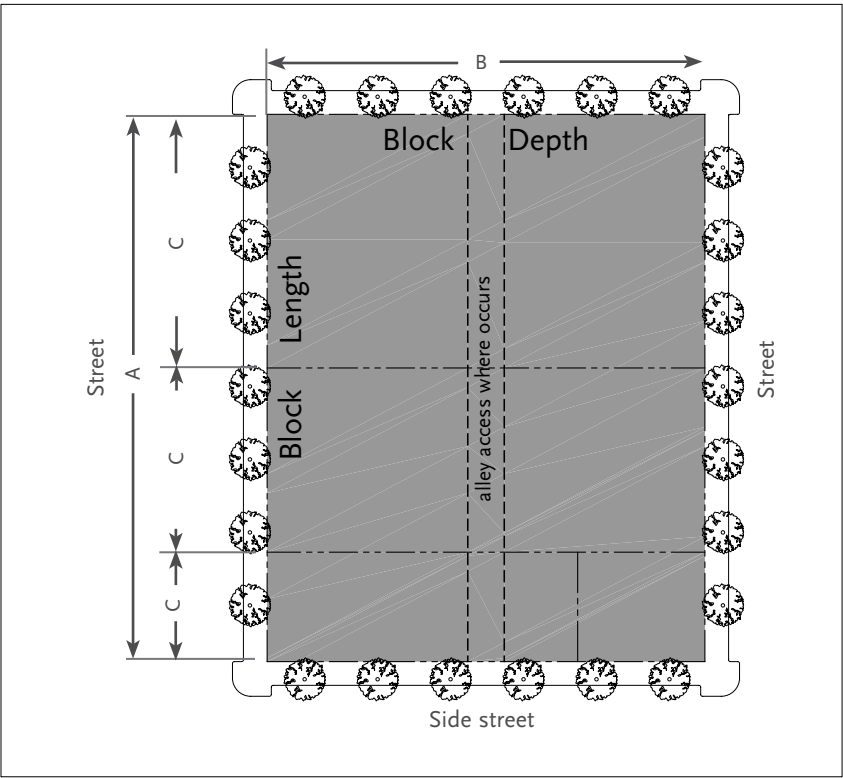
Standard expressed in numerical range from minimum to maximum
- 40

The min % of lots on a site of at least 4 acres or 700 feet in length in the zoning district that shall have alley access
- L

Required ratio may be reduced when minimum lot width is 65 feet
- M

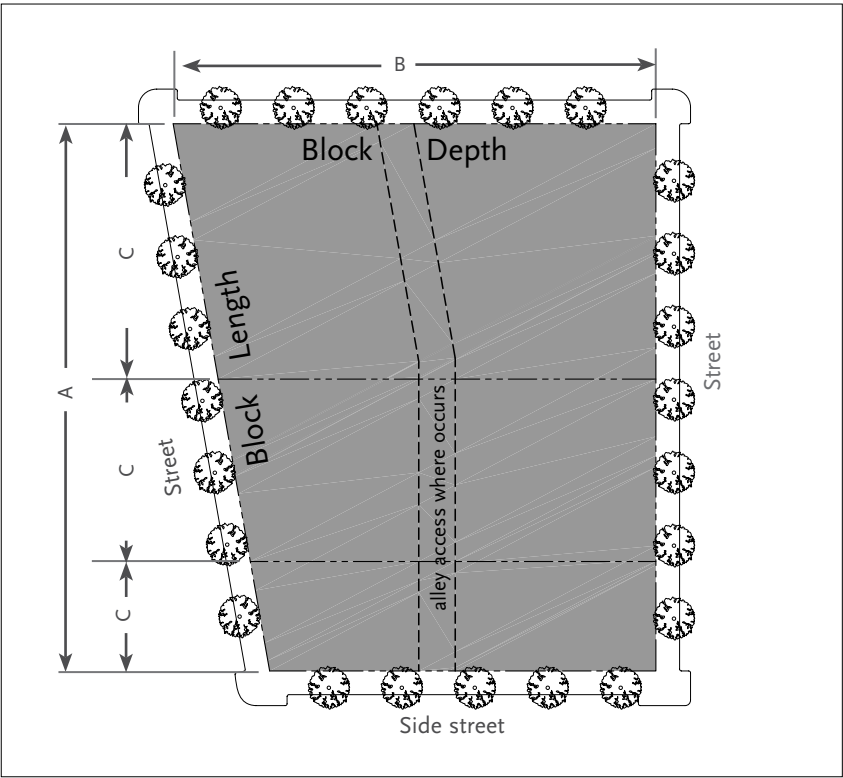
Required ratio may be reduced when minimum lot width is 90 feet
- n.a.

Standard does not apply to zoning district



Orthogonal Block Requirements

Diagram 9F.2



Trapezoidal Block Requirements

Diagram 9F.3